

TOWN OF LYNDON
PLANNING COMMISSION
December 9, 2020 Meeting Minutes
Approved 12/16/20

Planning Commissioners: Sylvia Dodge, Emily Finnegan, Susan Hanus, Tammy Martel, Ken Mason, Nedah Warstler

Public Official(s): Annie McLean, Denise Montgomery, Chris Thompson

Press: Amy Nixon (*Caledonian Record*)

Public: Rep. Marty Feltus, Mark Bean, Brooke Dingleline (*representing Mark Bean*), Joe Buzzi, Pauline Harris, Lenny, Curtis Carpenter, Roni Leach, Dave Stahler, 626-3235

Sylvia Dodge chaired the meeting, which was called to order at 6:01 p.m.

Ken Mason made a **motion to approve the minutes of November 25, 2020**. Tammy Martel **seconded the motion**. The Commission **voted 6-0**.

Annie McLean sent the River Corridor changes discussed at last weeks meeting for review to Sacha Pealer which Sacha replied it now qualifies the Town for the highest funding from ERAF. Ken Mason made a **motion to approve** river corridor draft language changes as proposed. Susan Hanus **seconded the motion**. Motion carried **7-0**.

The community work group discussed the allowance of flexibility for properties to make changes if needed as long as they met certain development standards and to have commercial development done safely and effectively. The workgroup also had a discussion about fill and compensatory storage. Planning Commissioners asked questions. Members of the public asked questions.

During the meeting, Sylvia asked those in attendance if there was anyone opposed to having development in the Fringe area? There was no response so as a result, discussion on the development standard moved forward.

The Next Planning Commission meeting is December 16, 2020. The Commission plans to invite Nate Sicard & Sacha Pealer. Annie McLean will also have some model language from neighboring towns (St J, Burke & Waterbury) to share.

Annie McLean noted that NVDA had some extra funding and did a small study in the village on traffic patterns at the intersections of Rte 5, Rte 122 & Rte 114. This was an item from the Town Plan. Ms. McLean will share the info with the board to discuss at a later date.

The meeting adjourned at 7:28 p.m.

Respectfully submitted by: DMontgomery